

IN RE: PETITION FOR SPECIAL HEARING
SW/Corner Joppa Road and
Pleasant Plains Road
(1525 E. Joppa Road)
9th Election District
4th Councilmanic District

Clarence L. Hollensshade, III
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-486-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 1525 E. Joppa Road, located on the southwest corner of Pleasant Plains Road in Towson. The Petition was filed by the owner of the property, Clarence L. Hollensshade, III, and his wife, Ann J. Hollensshade, and the Contract Lessee Cloverland Farms Dairy, Inc., by John M. Kemp, Vice President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of a modification of Restriction No. 2 (a) of the Order issued in Case No. 95-365-XA to permit a mansard roof in lieu of the gable roof required. The subject property and relief requested are more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John M. Kemp, Vice President of Cloverland Farms Dairy, Inc., Nick Braderand Patrick W. Ratcliffe, Professional Engineers with George W. Stephens, Jr. and Associates, Inc., who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.386 acres, more or less, zoned B.R.-C.N.S. and is the site

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

of a Royal Farms Store which was recently constructed. Pursuant to the special exception and variance relief granted in prior Case No. 95-365-XA, the Petitioners obtained approval for a convenience store on the subject site, contingent upon certain terms and restrictions, on June 15, 1995. Restriction No. 2 (a) of the Order issued in that case required that the subject building be constructed with a gable roof with a reverse gable facing Joppa Road; however, during the construction phase of this project, a mansard roof was erected in lieu of the gable roof required. The Petitioners now come before me seeking approval of a minor modification to the relief granted in Case No. 95-365-XA to permit the mansard roof to remain.

On behalf of the Petitioners, Mr. Kemp testified that the erection of the mansard roof was a mistake made by the contractor and was not discovered until after construction was nearly completed. Apparently, representatives of the Towson-Loch Raven Community Council (TLRCC), who were actively involved in the prior hearing, notified Cloverland Farms Dairy of the discrepancy after the roof was erected. Based upon a letter of support dated June 28, 1996 from Donna Spicer, President of that community organization, it appears that the TLRCC, interested nearby residents and the Petitioners have agreed that the existing mansard roof, with an additional proposed roofing in the back (architectural buffer), will be better for the site than the originally agreed upon gable roof. Thus, the Petitioners would like to keep the mansard roof in lieu of replacing same with a gable roof. Further testimony revealed that a mansard roof costs more to construct than a gable roof, so this was not an attempt by the Petitioners to save on cost. A visual inspection of the property revealed the mansard roof is attractive and pleasing and the overall development of this site is a tremendous improvement to the surrounding community.

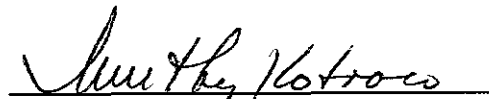
ORDER RECEIVED FOR FILING
Dated: 8/2/96
By: [Signature]

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. In view of the fact that the Petitioners have the support of the local community organization in this matter, and the fact that the relief requested is a technical modification to the originally approved site plan, I am persuaded to grant the special hearing. Furthermore, the relief requested will not be detrimental to the public health, safety, or general welfare and complies with the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of August, 1996 that the Petition for Special Hearing seeking approval of a modification of Restriction No. 2 (a) of the Order issued in prior Case No. 95-365-XA to permit a mansard roof in lieu of the gable roof required, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

RECORDED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 2, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/Corner Joppa Road and Pleasant Plains Road
(1525 E. Joppa Road)
9th Election District - 4th Councilmanic District
Clarence L. Hollensshade, III - Petitioner
Case No. 96-486-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Clarence L. Hollensshade, III
912 Rappaix Court, Baltimore, Md. 21286

Mr. John M. Kemp, Vice President, Cloverland Farms Dairy, Inc.
2200 N. Monroe Street, Baltimore, Md. 21217

Ms. Donna Spicer, President, Towson-Loch Raven Community Council
P.O. Box 27682, Towson, Md. 21285-7682

People's Counsel; Case File

MICROFILMED



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1525 E. Joppa Road, Baltimore, MD 21286

which is presently zoned BR-CNS

96-486-SFH

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Modification of Restriction 2) a) in Case No. 95-365-XA from a gable roof to a mansard roof

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Cloverland Farms Dairy, Inc.

(Type or Print Name)

By: John M. Kemp V.P.
Signature John M. Kemp, Vice President

2200 N. Monroe Street

Address

Baltimore MD 21217
City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature [Signature]

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

Clarence L. Hollenshade, III

(Type or Print Name)

Clarence L. Hollenshade III
Signature

Ann J. Hollenshade

(Type or Print Name)

Ann J. Hollenshade
Signature

912 Rappaix Court

Address

Phone No.

Baltimore MD 21286
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED



DROP - OFF
No REVIEW

Date 5/30/96 uca

ORDER RECEIVED FOR FILING

481

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany Petition for
Special Exception and Variance

96-486-SPH

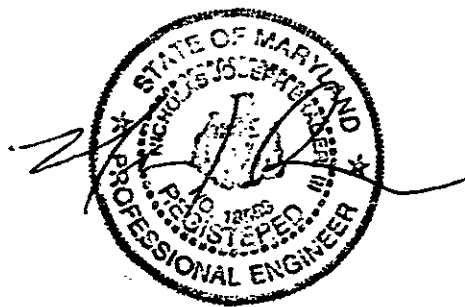
March 17, 1995

Beginning for the same at the corner formed by the intersection of the southwest right-of-way line of Joppa Road as widened 35 feet from center with the northwest right-of-way line of Pleasant Plains Road as widened 30 from center and shown on a Baltimore County Bureau of Land Acquisition Drawing RW 57 - 149 dated March 21, 1958 and recorded among the Plat Records of Baltimore County, Maryland in Liber 3324 Folio 065 thence binding on the northwest right-of-way line of Pleasant Plains Road as widened and shown on said plat,

- 1) southwesterly by a curve to the right having a radius of 71.10 feet for a distance of 40.56 feet, said curve being subtended by a chord bearing South $07^{\circ} 58' 00''$ West 40.02 feet and
- 2) South $24^{\circ} 18' 10''$ West 52.16 feet,
- 3) South $83^{\circ} 06' 30''$ West 133.04 feet,
- 4) North $08^{\circ} 08' 30''$ West 103.85 feet,
- 5) North $81^{\circ} 37' 00''$ East 147.00 feet,
- 6) southeasterly by a curve to the right having a radius of 25.00 feet for a distance of 39.27 feet, said curve being subtended by a chord bearing South $53^{\circ} 22' 20''$ East 35.36 feet to the point of beginning.

Containing 0.386 acres of land more or less.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY *96-4182-SPH*
Towson, Maryland

District: *9th*

Posted for: *Special Hearing*

Date of Posting: *6/14/96*

Petitioner: *Royal Farms Store*

Location of property: *1325 Leidersa Rd*

Location of Signer: *Leidersa Rd*

Leidersa Rd property being zoned

Remarks:

Posted by: *M. H. H. H.*

Signature

Date of return: *6/21/96*

Number of Signs: *1*



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CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/13, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/13, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #98-485-SPH (Item 481)

1525 E. Joppa Road
Royal Farm Store
SWC Joppa Road and Pleasant Plains Road
9th Election District
4th Councilmanic

Legal Owner(s):
Clarence L. Hollenshead, III
and Ann J. Hollenshead
Contract Purchaser:
Cloverland Farms Dairy, Inc.

Special Hearing: to approve a modification of restriction 2a in case no. 98-365-XA from a gable roof to a mansard roof.
Hearing: Wednesday, July 3, 1996 at 10:30 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 867-3353.
(2) For information concerning the File and/or Hearing, Please Call 867-3391.

6/14/2 June 13 CS9531

Handicapped Accessible

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

ITEM #481

DATE 5/30/96

drop-off - no review

ACCOUNT 001-6150

AMOUNT \$ 285.00 (WCR)

RECEIVED FROM: Venable, Pastjer & Howard

#040 - SPECIAL HEARING
#080 - SIGN POSTING

FOR: 1525 E. Joppa Road

MICROFILMED

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-486-SPH

TO: PUTTICKET PUBLISHING COMPANY
June 13, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara Ornard
Venable Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204
494-6200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-486-SPH (Item 481)
1525 E. Joppa Road
Royal Farm Store
SWC Joppa Road and Pleasant Plains Road
9th Election District - 4th Councilmanic
Legal Owner(s): Clarence L. Hollensshade, III and Ann J. Hollensshade
Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to approve a modification of restriction 2a in case no. 95-365-XA from a gable roof to a mansard roof.

HEARING: WEDNESDAY, JULY 3, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-486-SPH (Item 481)
1525 E. Joppa Road
Royal Farm Store
SWC Joppa Road and Pleasant Plains Road
9th Election District - 4th Councilmanic
Legal Owner(s): Clarence L. Hollensshade, III and Ann J. Hollensshade
Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to approve a modification of restriction 2a in case no. 95-365-XA from a gable roof to a mansard roof.

HEARING: WEDNESDAY, JULY 3, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the last name "Jablon" being more prominent.

Arnold Jablon
Director

cc: Clarence L. Hollensshade, III, et ux
Cloverland Farms Dairy, Inc.

Robert Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 481
Case No.: 96-486-SPH
Petitioner: C. Hollensshade, et ux

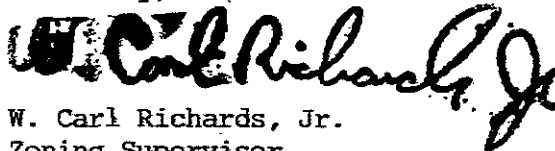
Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 30, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 18, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 481 and 486.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey N. Long

Division Chief:

Gary L. Kerns

PK/JL/lw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CLARENCE L. HOLLENSHADE, III & ANN J. HOLLENSHADE

Location: SWC JOPPA RD. AND PLEASANT PLAINS RD. (1525 EAST JOPPA RD.
ROYAL FARM STORE)

Item No.: 481

ZONING AGENDA: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

101 4 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: JUNE 17, 1996

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

471

481

472

473

475

477

478

479

480

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

6-7-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 481 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 17, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

96-486-SH1

RE: Preliminary Petition Review (Item #481)
1525 East Joppa Road
9th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. J. Kellman".

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

CGS

MICROFILMED



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
1525 E. Joppa Road (Royal Farm Store)		
SWC Joppa Road and Pleasant Plains Road	*	ZONING COMMISSIONER
9th Election District, 4th Councilmanic		
	*	OF BALTIMORE COUNTY
Legal Owner(s): Clarence L. Hollensshade, III		
and Ann J. Hollensshade	*	CASE NO. 96-486-SPH
Contract Purchaser: Cloverland Farms Dairy, Inc.		
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

96-3112

VENABLE, BAETJER AND HOWARD, LLP
including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

5/29/96
ag

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

May 29, 1996

481

Hand Delivery

Mr. Carl Richards
Department of Permits & Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Legal Owner: Clarence and Ann Hollensshade
Property Location: 1525 E. Joppa Road
Petition for Special Hearing

Dear Mr. Richards:

I am hereby drop filing the enclosed Petitions for Special Hearing with regard to the above captioned property. This request has not been previously reviewed. Pursuant to Zoning Enforcement, there are no outstanding zoning violations on site. Enclosed for submittal are the following documents:

1. Petition for Special Hearing (3)
2. Zoning description (3)
3. Site Plans (12)
4. 200' Zoning Map (1)
5. Check in the amount of \$285.00

If you have any questions, please give me a call.

Sincerely,



Barbara W. Ormord
Legal Assistant

bw

cc: Robert A. Hoffman, Esquire

TOIDOC51/BAW01/0025426.01

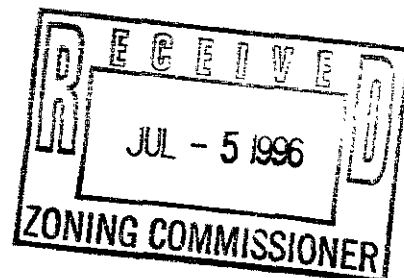
RECEIVED



Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

June 28, 1996

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Towson Courthouse
400 Washington Avenue
Towson, MD 21204



RE: 96-486-SPH (Item 481)
Farm Store

Dear Mr. Schmidt:

The purpose of this letter is to comment on the proposed modification of restriction 2a in case number 95-365-XA from a gable roof to a mansard roof. The Towson-Loch Raven Community Council, Inc. (TLRCC) was involved in this issue.

During the May 1995 zoning hearing, Cloverland Farms Dairy, Inc. agreed to erect a pitched roof on their store. In December 1995, TLRCC noticed that the roof being erected wasn't a pitched roof. We then contacted Cloverland Farms Dairy.

After weeks of negotiations involving TLRCC, interested nearby residents and Cloverland Farms, TLRCC and the most impacted resident agreed that a mansard roof, with the additional proposed roofing in the back (architectural buffer), would be better for the site than the originally agreed upon gable roof. TLRCC supports the proposed change.

If you have any questions regarding TLRCC's position with this issue please contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna Spicer".

Donna Spicer
President

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny Ave 21204

John A. Kemp

2200 N. Monroeville St,

Paul W. Kattelle

10404 STEVENSON RD

NICK BRADER

658 Kenilworth Drive

481

N 96 486 SPH

B.R.

B.R. CMS

148

N 36,000

POINT OF BEGINNING
N 35,988.94
E 13,466.62

SITE

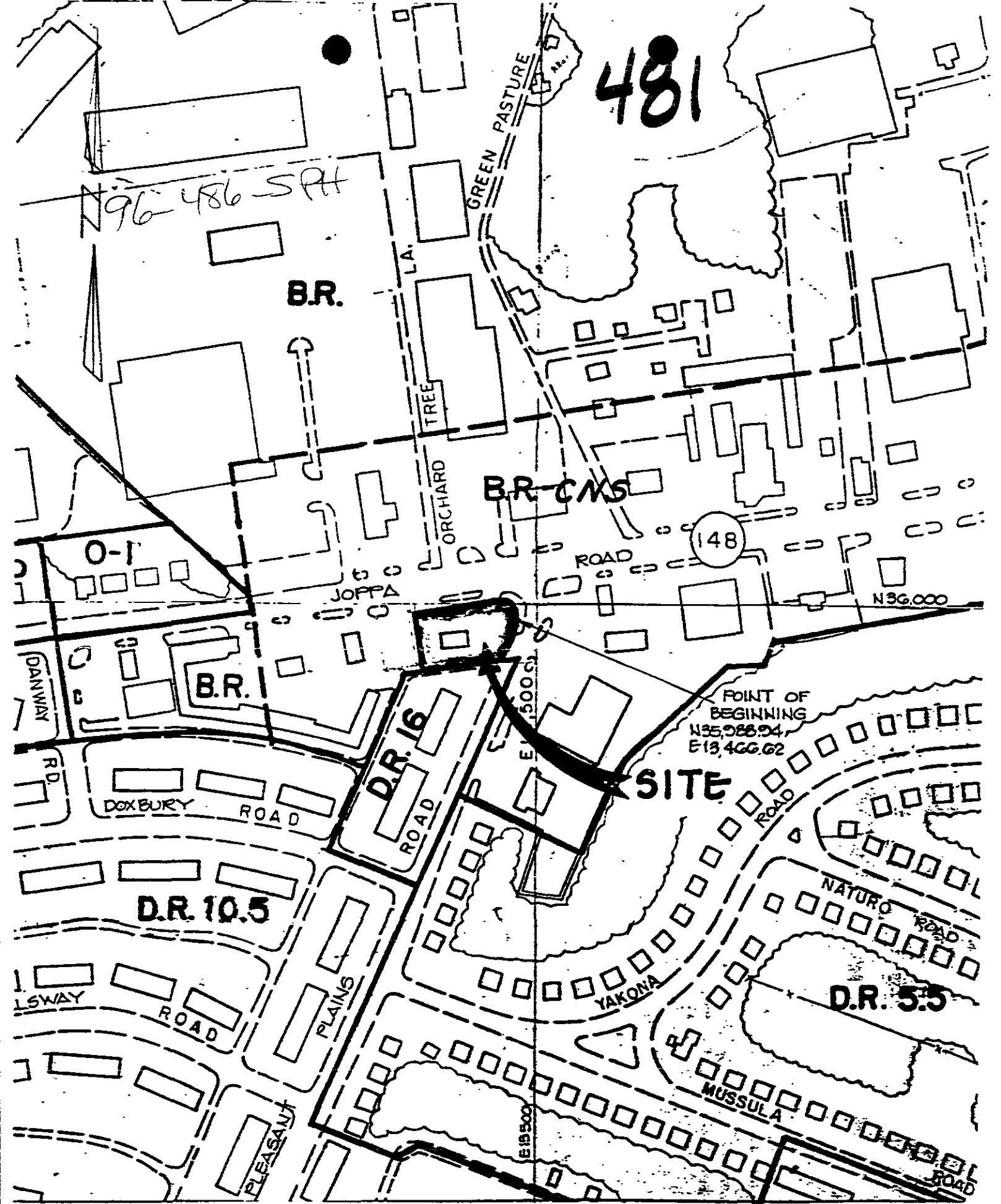
D.R. 16

D.R. 10.5

D.R. 5.5

PART OF 1992 ZONING MAPS NE 9-C & NE 10-C

MICROFILMED





Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

*Loval Farms
Pleasant Plains*

June 28, 1998

Mr. Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Towson Courthouse
400 Washington Avenue
Towson, MD 21204

RE: 98-486-SPH (Item 481)
Farm Store

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The purpose of this letter is to comment on the proposed modification of restriction 2a in case number 95-365-XA from a gable roof to a mansard roof. The Towson-Loch Raven Community Council, Inc. (TLRCC) was involved in this issue.

During the May 1995 zoning hearing, Cloverland Farms Dairy, Inc. agreed to erect a pitched roof on their store. In December 1995, TLRCC noticed that the roof being erected wasn't a pitched roof. We then contacted Cloverland Farms Dairy.

After weeks of negotiations involving TLRCC, interested nearby residents and Cloverland Farms, TLRCC and the most impacted resident agreed that a mansard roof, with the additional proposed roofing in the back (architectural buffer), would be better for the site than the originally agreed upon gable roof. TLRCC supports the proposed change.

If you have any questions regarding TLRCC's position with this issue please contact us.

Sincerely,

Donna Spicer

Donna Spicer
President

MICROFILMED

PETITIONER'S
EXHIBIT *I*

To: Bob Hottel	Co. Dept.
From: WYNN SKINNER	
Date: 7/71	Post-Net Fax Note
1st page	

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SW/Corner Joppa Road and * DEPUTY ZONING COMMISSIONER
Pleasant Plains Road *
(1525 E. Joppa Road) *
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
Case No. 96-486-SPH
Clarence L. Hollenshade, III
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 1525 E. Joppa Road, located on the southwest corner of Pleasant Plains Road in Towson. The Petition was filed by the owner of the property, Clarence L. Hollenshade, III, and his wife, Ann J. Hollenshade, and the Contract Lessee Cloverland Farms Dairy, Inc., by John M. Kemp, Vice President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of a modification of Restriction No. 2 (a) of the Order issued in Case No. 95-365-XA to permit a mansard roof in lieu of the gable roof required. The subject property and relief requested are more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John M. Kemp, Vice President of Cloverland Farms Dairy, Inc., Nick Braderand Patrick W. Ratcliffe, Professional Engineers with George W. Stephens, Jr. and Associates, Inc., who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.386 acres, more or less, zoned B.R.-C.N.S. and is the site

of a Royal Farms Store which was recently constructed. Pursuant to the special exception and variance relief granted in prior Case No. 95-365-XA, the Petitioners obtained approval for a convenience store on the subject site, contingent upon certain terms and restrictions, on June 15, 1995. Restriction No. 2 (a) of the Order issued in that case required that the subject building be constructed with a gable roof with a reverse gable facing Joppa Road; however, during the construction phase of this project, a mansard roof was erected in lieu of the gable roof required. The Petitioners now come before me seeking approval of a minor modification to the relief granted in Case No. 95-365-XA to permit the mansard roof to remain.

On behalf of the Petitioners, Mr. Kemp testified that the erection of the mansard roof was a mistake made by the contractor and was not discovered until after construction was nearly completed. Apparently, representatives of the Towson-Loch Raven Community Council (TLRCC), who were actively involved in the prior hearing, notified Cloverland Farms Dairy of the discrepancy after the roof was erected. Based upon a letter of support dated June 28, 1996 from Donna Spicer, President of that community organization, it appears that the TLRCC, interested nearby residents and the Petitioners have agreed that the existing mansard roof, with an additional proposed roofing in the back (architectural buffer), will be better for the site than the originally agreed upon gable roof. Thus, the Petitioners would like to keep the mansard roof in lieu of replacing same with a gable roof. Further testimony revealed that a mansard roof costs more to construct than a gable roof, so this was not an attempt by the Petitioners to save on cost. A visual inspection of the property revealed the mansard roof is attractive and pleasing and the overall development of this site is a tremendous improvement to the surrounding community.

- 2 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. In view of the fact that the Petitioners have the support of the local community organization in this matter, and the fact that the relief requested is a technical modification to the originally approved site plan, I am persuaded to grant the special hearing. Furthermore, the relief requested will not be detrimental to the public health, safety, or general welfare and complies with the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of August, 1996 that the Petition for Special Hearing seeking approval of a modification of Restriction No. 2 (a) of the Order issued in prior Case No. 95-365-XA to permit a mansard roof in lieu of the gable roof required, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

TMK:bjs

Timothy M. Ketrocco
TIMOTHY M. KETROCCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 2, 1996

(410) 887-4386

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/Corner Joppa Road and Pleasant Plains Road
(1525 E. Joppa Road)
9th Election District - 4th Councilmanic District
Clarence L. Hollenshade, III - Petitioner
Case No. 96-486-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Ketrocco
TIMOTHY M. KETROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Clarence L. Hollenshade, III
912 Rappaix Court, Baltimore, Md. 21286

Mr. John M. Kemp, Vice President, Cloverland Farms Dairy, Inc.
2200 N. Monroe Street, Baltimore, Md. 21217

Ms. Donna Spicer, President, Towson-Loch Raven Community Council
P.O. Box 27682, Towson, Md. 21285-7682

People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 8/14/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/14/96
By [Signature]

- 3 -

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
for the property located at 1525 E. Joppa Road, Baltimore, MD 21286
which is presently zoned BR-CNS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Hearing under Section 509.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Modification of Restriction 2) a) in Case No. 95-365-XA from a gable roof to a mansard roof

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/lessee:

Cloverland Farms Dairy, Inc.
(Type or Print Name)
By: *John M. Kemp*
Signature John M. Kemp, Vice President
2200 N. Monroe Street
Address
Baltimore MD 21217
City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)
By: *Robert A. Hoffman*
Signature
210 Allegheny Ave.
Address
Baltimore MD 21204
City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Clarence L. Hollenshade, III
(Type or Print Name)
By: *Clarence L. Hollenshade, III*
Signature
Ann J. Hollenshade
(Type or Print Name)
By: *Ann J. Hollenshade*
Signature

912 Rappaix Court
Address
Baltimore MD 21286
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:
Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name
210 Allegheny Ave., Towson, MD 21204
Address
(410) 494-6200
Phone No.

21204
Address
(410) 494-6200
Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable as for Hearing the following dates
Next Two Months
ALL OTHER DATE

REVIEWED BY: DATE

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
416 KENZIE NORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

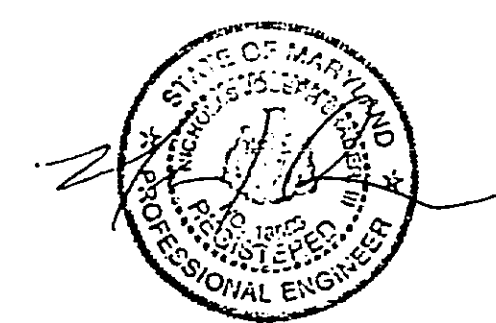
Description to Accompany Petition for
Special Exception and Variance 96-486-SPH March 17, 1995

Beginning for the same at the corner formed by the intersection of the southwest right-of-way line of Joppa Road as widened 35 feet from center with the northwest right-of-way line of Pleasant Plains Road as widened 30 feet from center and shown on a Baltimore County Bureau of Land Acquisition Drawing RW 57-149 dated March 21, 1958 and recorded among the Plat Records of Baltimore County, Maryland in Liber 3324 Folio 065 thence binding on the northwest right-of-way line of Pleasant Plains Road as widened and shown on said plat,

- 1) southwesterly by a curve to the right having a radius of 71.10 feet for a distance of 40.56 feet, said curve being subtended by a chord bearing South 07° 58' 00" West 40.02 feet and
- 2) South 24° 18' 10" West 52.16 feet,
- 3) South 83° 06' 30" West 133.04 feet,
- 4) North 08° 08' 30" West 103.85 feet,
- 5) North 81° 37' 00" East 147.00 feet,
- 6) southeasterly by a curve to the right having a radius of 25.00 feet for a distance of 39.27 feet, said curve being subtended by a chord bearing South 53° 22' 20" East 35.36 feet to the point of beginning.

Containing 0.386 acres of land more or less.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 15th Date of Posting... 8/14/96
Posted for: *Robert A. Hoffman*
Petitioner: *Robert A. Hoffman*
Location of property: *1525 E. Joppa Road, Baltimore, Md.*
Location of Signs: *Along the Joppa Road, facing south.*
Remarks: *Posting of signs for Special Hearing.*
Posted by: *Timothy M. Ketrocco* Date of return: *8/14/96*
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/13, 1996
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/13, 1996.

THE JEFFERSONIAN,
A. Henricson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at the following time and place:

Case #96-486-SPH
(2nd day)
1525 E. Joppa Road
Baltimore, Md. 21204
at 10:00 AM and 1:00 PM
on Tuesday, August 14, 1996
at the County Office, 400 Washington Avenue, Towson, Maryland 21204 at 10:00 AM and 1:00 PM.

Legal Owner(s):

Clarence L. Hollenshade, III
and Ann J. Hollenshade

Contract Purchaser/

Cloverland Farms Dairy, Inc.

Special Hearing in support

a modification of restriction 2

a) in Case No. 95-365-XA from

a gable roof to a mansard roof

on the property located at 1525 E. Joppa Road, Baltimore, Md. 21204.

For information concerning the file and/or hearing, please call 887-3391.

8/14/96 13 05531

BALTIMORE COUNTY, MARYLAND		No. 96-486-SPH	
OFFICE OF FINANCE, REVENUE DIVISION		ITPS #481	
MISCELLANEOUS CASH RECEIPT		drop-off - no review	
DATE 8/14/96	ACCOUNT 15-10	AMOUNT \$ 0.00	
RECEIVED FROM: Venable, Baetjer & Howard			
FOR: SPECIAL HEARING			
DATE: 8/14/96			
FOR: 1525 E. Joppa Road			
VALIDATION OR SIGNATURE OF CASHIER		96-486-SPH	

ORDER RECEIVED FOR FILING
Date 8/13/96
By [Signature]

TO: PUTNEY PUBLISHING COMPANY
June 13, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara O'neal
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204
494-6200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-486-SPH (Item 481)
1525 E. Joppa Road
Royal Farm Store
SAC Joppa Road and Pleasant Plains Road
9th Election District - 4th Councilmanic
Legal Owner(s): Clarence L. Hollenshade, III and Ann J. Hollenshade
Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to approve a modification of restriction 2a in case no. 95-365-2A from a gable roof to a mansard roof.

HEARING: WEDNESDAY, JULY 3, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SOMMIE
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 10, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-486-SPH (Item 481)
1525 E. Joppa Road
Royal Farm Store
SAC Joppa Road and Pleasant Plains Road
9th Election District - 4th Councilmanic
Legal Owner(s): Clarence L. Hollenshade, III and Ann J. Hollenshade
Contract Purchaser: Cloverland Farms Dairy, Inc.

Special Hearing to approve a modification of restriction 2a in case no. 95-365-2A from a gable roof to a mansard roof.

HEARING: WEDNESDAY, JULY 3, 1996 at 10:30 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Clarence L. Hollenshade, III, et ux
Cloverland Farms Dairy, Inc.

NOTES: (1) HEARING DATE: JUNE 17, 1996 at 10:30 a.m. in Room 104, 111 W. CHESAPEAKE AVENUE OF THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 481
Case No.: 96-486-SPH
Petitioner: C. Hollenshade, et ux

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM). Zoning Review, on May 30, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/ee
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 18, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 481 and 486.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

PK/JL/lw

ITEM 481/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4600

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CLARENCE L. HOLLENSHADE, III & ANN J. HOLLENSHADE
Location: SAC JOPPA RD. AND PLEASANT PLAINS RD. (1525 EAST JOPPA RD.
ROYAL FARM STORE)

Item No.: 481 ZONING AGENDA: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: JUNE 17, 1996
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 471 481
472
473
475
477
478
479
480

RBS:sp

BRUCEZ/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 481 (1002)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 17, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #481)
1525 East Joppa Road
9th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Mitchell J. Kellman
Planner II
Zoning Review

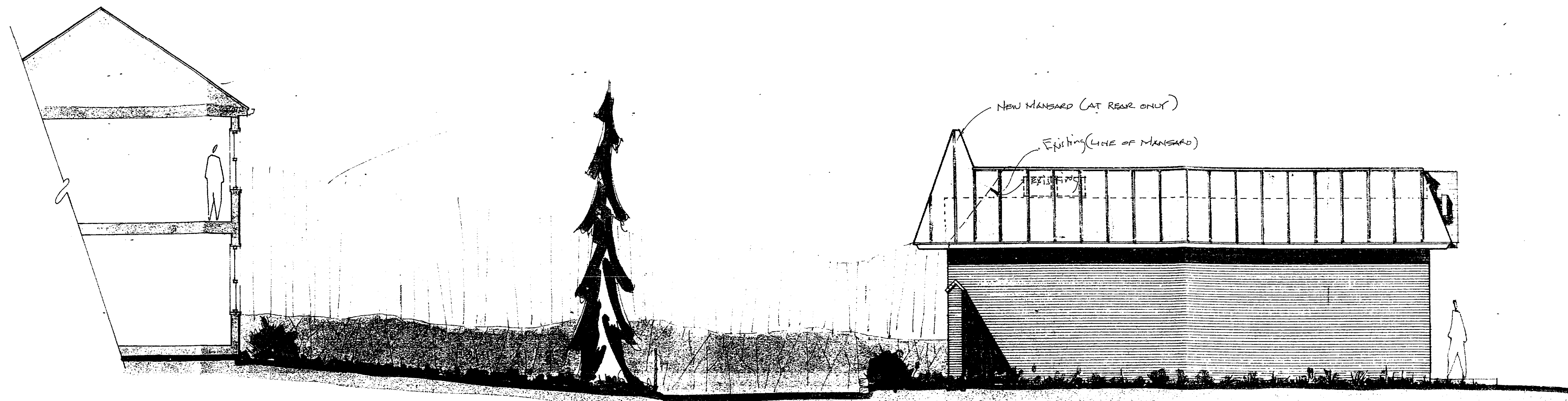
MJK:scj

Enclosure (receipt)

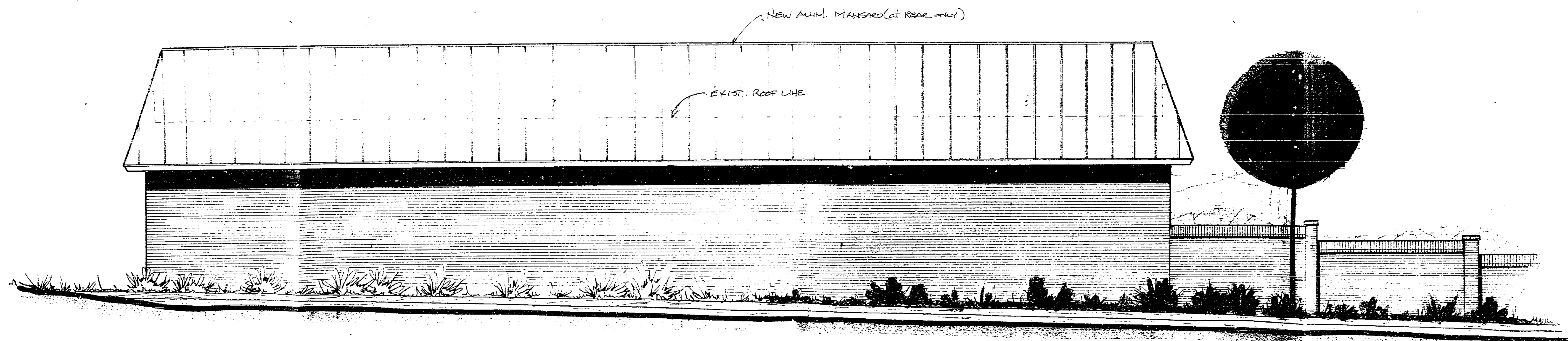
c: Zoning Commissioner

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on Recycled Paper

EXHIBIT *J*



existing
SIDE ELEVATION to be installed
as indicated



REAR ELEVATION - to be installed

ROYAL FARMS
1525 EAST JOPPA ROAD

DONALD B. RATCLIFFE & ASSOC. 2/28/96

PETITIONER'S
EXHIBIT 3